



ORDER RECEIVED FOR FILING

DATE December 16, 1980  
BY Sharon M. Caplan  
ADMINISTRATIVE SERVICES

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ <sup>be</sup> granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1980, that the herein Petition for Variance(s) to permit a side yard setback of 16.3 feet in lieu of the required 30 feet, in accordance with the site plan prepared by Carroll Engineering, Inc., revised November 24, 1980, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The railroad ties must be securely pinned down from the drainage easement on the west to the east property line.
2. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jean M. H. Jung  
Deputy Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 15, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 14, 1980

RE: Item No: 66, 67, 68, 69, 70, 71  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

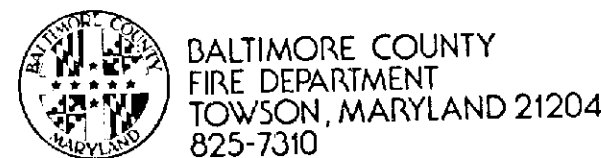
District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Nick Petrovich  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



PAUL H. REIN  
CHIEF

November 6, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: J. Vinton Schafer & Sons, Inc.

Location: NW/S Pulaski Highway 613.1' South of Stevens Road

Item No: 69 Zoning Agenda: Meeting of October 14, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or        feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at        EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Ext. 1-11-11, 11-11-11 Noted and Approved: George M. Hammond  
Planning Group Fire Prevention Bureau  
Special Inspection Division

12/15

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/S of Pulaski Hwy., 613.1' : OF BALTIMORE COUNTY  
S of Stevens Rd., 11th District  
J. VINTON SCHAFFER & SONS, : Case No. 81-119-A  
INC., Petitioner

### ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of December, 1980, a copy of the foregoing

Order was mailed to Leonard J. Grossman, Esquire, Goodman, Meagher & Enoch, 111 N.

Charles Street, 7th Floor, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: October 22, 1980  
FROM: Charles E. Burnham  
Zoning Advisory Committee  
Meeting October 14, 1980  
SUBJECT: ITEM NO. 66 See comments  
ITEM NO. 67 See comments  
ITEM NO. 68 Standard comments  
✓ ITEM NO. 69 Standard comments  
ITEM NO. 70 See comments  
ITEM NO. 71 Standard comments

Charles E. Burnham  
Charles E. Burnham  
Plans Review Supervisor

CEB:rrj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 81-119-A Item 69  
SUBJECT: Petition for variance for side yard setback  
Northwest side of Pulaski Highway, 613.1 feet south of Stevens Road  
Petitioner- J. Vinton Schafer & Sons, Inc.

Eleventh District

HEARING: Monday, December 15, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari  
Zoning Advisory Committee  
Sharon M. Caplan  
FROM: Economic Development Commission  
SUBJECT: Item #69 - Property Owner: J. Vinton Schafer & Sons, Inc.  
Location: NW/S Pulaski Highway 613.1' S. of Stevens Road  
Existing Zoning: ML  
Proposed Zoning: Variance to permit a sideyard setback of 16.3' in lieu of the required 30'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above requests in the best interest of industrial expansion.

Sharon M. Caplan  
SHARON M. CAPLAN

SMC:jet



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 14, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #69, Zoning Advisory Committee Meeting of October 14, 1980, are as follows:

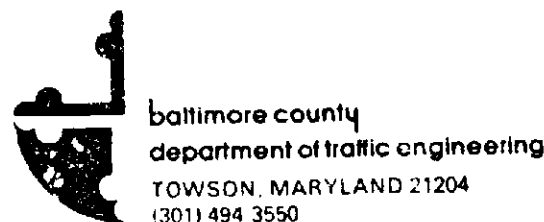
Property Owner: J. Vinton Schafer & Sons, Inc.  
Location: NW/S Pulaski Highway 613.1' S. of Stevens Rd.  
Existing Zoning: ML  
Proposed Zoning: Variance to permit a sideyard setback of 16.3' in lieu of the required 30'.  
Acres: 7800 sq.ft.  
District: 11th

The existing building is presently served by metropolitan water and a private sewage disposal system. The proposed addition will not interfere with the location of the septic system.

Very truly yours,  
Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/bw





STEPHEN E. COLLINS  
DIRECTOR

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 69 - ZAC - October 14, 1980  
Property Owner: J. Vinton Schaefer & Sons, Inc.  
Location: NW/S Pulaski Highway 613.1' S. of Stevens Road  
Existing Zoning: ML  
Proposed Zoning: Variance to permit a sideyard setback of 16.3' in lieu of the required 30'.

Acres: 7800 sq. ft.  
District: 11th

Dear Mr. Hammond:

All entrances to this site will be subjected to the State  
Highway Administration's approval.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza

J. VINTON SCHAEFER & SONS, INC.

PROPERTY DESCRIPTION

Beginning for the same at the beginning of Deed 4-18-18 W.P.C. 496/99  
Fenby to Doyle, and running thence South fifty-three degrees six minutes West,  
two hundred and fourteen and fifty one-hundredths feet; thence South thirty-  
nine degrees sixteen minutes West, eighty-six and thirty-five one-hundredths  
feet; thence South forty-four degrees thirty-three minutes forty-seven seconds  
East, three hundred and eighteen and forty-four one-hundredths feet; thence  
North forty-five degrees twenty-six minutes thirteen seconds East, forty-three  
and eighty-eight one-hundredths feet; thence North forty-four degrees thirty-  
three minutes forty-seven seconds West, forty feet; thence North forty-five  
degrees twenty-six minutes thirteen seconds East, fifty-six and twelve one-hundredths  
feet; thence North seven degrees seven minutes three seconds West three hundred  
and twenty-six and thirty-seven one-hundredths feet to the point of beginning.

*CLD DESP*

PROPERTY DESCRIPTION

J. VINTON SCHAEFER & SONS, INC.

Beginning for the same at a point the distance six hundred and thirteen  
and ten one-hundredths feet measured along the centerline of U. S. Route 40  
approximately Southwest (Pulaski Highway), from the intersection of the  
centerlines of Stevens Road and Pulaski Highway, and thirty-five feet  
perpendicular and approximately Northeast, from the centerline of Pulaski  
Highway, and running thence north forty-five degrees twenty-six minutes  
thirteen seconds East, forty-three and eighty-eight one-hundredths feet for  
the first line; thence binding on the following (6) six courses North forty-  
four degrees thirty-three minutes forty-seven seconds West, forty feet; North  
forty-five degrees twenty-six minutes thirteen seconds East, fifty-six and  
twelve one-hundredths feet; North seven degrees seven minutes three seconds  
West, three hundred and twenty-six and thirty-seven one-hundredths feet;  
South fifty-three degrees six minutes West, two hundred and fourteen and  
fifty one-hundredths feet; South thirty-nine degrees sixteen minutes West,  
eighty-six and thirty-five one-hundredths feet; South forty-four degrees  
thirty-three minutes forty-seven seconds East, three hundred and eighteen  
and forty-four one-hundredths feet back to the point of beginning.

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance for side yard setback  
LOCATION: Northwest side of Pulaski Highway, 613.1 feet South of  
Stevens Road  
DATE & TIME: Monday, December 15, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard  
setback of 16.3 feet in lieu of the required  
30 feet

The Zoning Regulation to be excepted as follows:

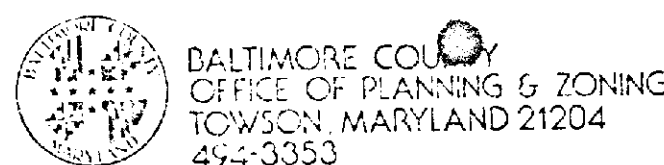
Section 238.2 - Side yard setback

All that parcel of land in the Eleventh District of Baltimore County

Being the property of J. Vinton Schaefer & Sons, Inc., as shown on plat plan  
filed with the Zoning Department

Hearing Date: Monday, December 15, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 3, 1980

Leonard J. Grossman, Esquire  
Goodman, Meagher & Enoch  
111 N. Charles Street - 7th Floor  
Baltimore, Maryland 21201

RE: Petition for Variance  
NW/S Pulaski Hwy., 613.1' S of  
Stevens Road  
J. Vinton Schaefer & Sons, Inc.  
Case No. 81-119-A

Dear Mr. Grossman:

This is to advise you that \$68.75 is due for advertising  
and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remitt to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

November 19, 1980

Leonard J. Grossman, Esquire  
Goodman, Meagher & Enoch  
111 N. Charles Street - 7th Floor  
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance - NW/S Pulaski Hwy., 613.1' S of  
Stevens Road - J. Vinton Schaefer & Sons, Inc.  
Case No. 81-119-A

TIME: 9:30 A.M.

DATE: Monday, December 15, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-119-A Item 69

Date: December 1, 1980

Petition for variance for side yard setback  
Northwest side of Pulaski Highway, 613.1 feet south of Stevens Road  
Petitioner - J. Vinton Schaefer & Sons, Inc.

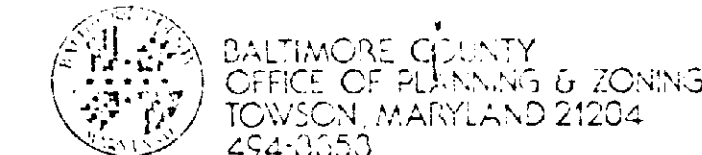
Eleventh District

HEARING: Monday, December 15, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG: JGH:ab



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 16, 1980

Leonard J. Grossman, Esquire  
111 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

RE: Petition for Variance  
NW/S of Pulaski Highway, 613.1' S of  
Stevens Rd. - 11th Election District  
J. Vinton Schaefer & Sons, Inc. -  
Petitioner  
NO. 81-119-A (Item No. 69)

Dear Mr. Grossman:

I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*John M. H. Jung*  
JOHN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

**ZONING:** Petition for Varian  
side yard setback  
**LOCATION:** Northwest side of Pu-  
laski Highway, 613.1 feet South of  
Stevens Road  
**DATE & TIME:** Monday, December  
18, 1990 at 9:30 A.M.  
**PUBLIC HEARING:** Room 106  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

[illegible]

Leonard J. Grossmann, Esquire  
 111 N. Charles Street  
 7th Floor  
 Baltimore, Maryland 21201

cc: Carroll Engineering Inc.  
1300 N. Charles Street  
Baltimore, Maryland 21201

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of October, 1965.

J. Vinton Schafer & Sons, Inc.

Petitioner \_\_\_\_\_  
 Petitioner's Attorney Isaac J. Grossman Reviewed by: Nicholas B. Commodari  
 Nicholas B. Commodari  
 Chairman, Zoning Plans  
 Advisory Committee

District: 11 Date of Posting: 11/24/90  
Posted for: Petition for Insurance.  
Petitioner: J. Walter Anderson & Sons, Inc.  
Location of property: 14415 Palmetto Hwy. 613 1' S  
of Glenview Rd.  
Location of Signs: front to property facing Palmetto  
Hwy.  
Remarks:  
Posted by: Jean Colman Signature Date of return: 12/5/80  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

**No. 093549**

DATE November 19, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED  
FROM: J. Vinton Schafer & Sons, Inc.  
FOR: Filing Fee for Case No. 81-119-A

007-30 1 25.00

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 093576

DATE December 11, 1980 ACCOUNT 01-662

AMOUNT \$68.75

RECEIVED  
FROM: J. Vinton Schafer & Sons, Inc.  
FOR: Adv. & Posting for Case No. 81-110-A

833 2nd 11 62.75

**Petition  
For Variance  
11th District**

Zoning: Pesticide for yard side setback.  
Location: Northwest side of Route 40, 63.11 feet south of Stevens road.  
Date & Time: Monday, December 10, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
Zoning Commission: Baltimore Commission, by authority of the Planning and Zoning Regulations of Baltimore County, will hold a public hearing.  
Pet: in Variances to permit a side yard setback of 10 feet, less the required 30 feet.  
Section: 282.1 Regulation to be exempted from Section 282.2 of the Code.  
All that parcel of land in the Seventh District of Baltimore County.  
Beginning for the same at the intersection of one hundred and thirteen and ten one-hundredths feet of the center line of the centerline of U.S. Route 40 approximately southward to the intersection of the centerline of Stevens road and the centerline of the Maryland and Pennsylvania Turnpike, thence perpendicular and approximately parallel to the centerline of the Pennsylvania Turnpike, thence perpendicular and approximately parallel to the centerline of the Pennsylvania Turnpike, and running thence north thirty-one and eight hundredths feet; thence north thirty-four and eight hundredths feet; thence north thirty-four and eight hundredths feet to the first line, thence binding and following the first line, thence north forty-four and thirty-three hundredths feet; thence north thirty-four and eight hundredths feet; North forty-four and twenty-two hundredths feet; North thirty-four and eight hundredths feet; East, fifty-five and twenty-two hundredths feet.

one-hundredths west, north  
seven degrees seven  
minutes three seconds  
east, the hundred feet  
twenty-six and thirty-  
seven one hundredths feet  
to the base of the same  
six minutes West, two-  
hundred and fourteen and  
fifty one hundredths feet  
South thirty-nine degrees  
sixteen minutes West,  
eighty-four and thirty-  
seven one hundredths feet; South  
forty-four degrees  
thirty minutes forty-  
three seconds East, three-  
hundred and eighteen and  
fourty-four one hundredths  
feet to the point of  
beginning.

The property of  
J. Vincent Hunter & Sons,  
Inc., as shown on plat filed  
with the zoning plan  
dated \_\_\_\_\_

**Hearing Date:**  
**Monday, 15th**  
**December 15, 1980**  
**8:30 A.M.**

**Public Hearing:** Room  
108, County Office  
Building, 111 W.  
Chesapeake Avenue,  
Towson, Maryland.  
BY \_\_\_\_\_  
William E. Hammond  
Zoning Commissioner

Essex, Md., Nov 27 1950

22. **This is to Certify,** That the annexed

was inserted in the Essex Times, a newspaper printed and published in Baltimore County, once in

each of one successive

weeks before the 27<sup>th</sup> day of

\_\_\_\_\_ 19 5

*Chatterbox* Publisher



FUNCTION	Vol. Map		Original		Duplicate		Tracing		ZOO Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CJS-</u>						Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: _____						Map # _____				

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., ~~November 27~~-----, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~unconsecutive weeks~~ before the 15th day of December, 1980, the first publication appearing on the 27th day of November 1980.

THE JEFFERSONIAN.

-----  
**Manager.**

Cost of Advertisement, \$ 78<sup>00</sup>

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 30 day of Sept, 1981.\*

Filing Fee \$ 25 Received: ✓ Check

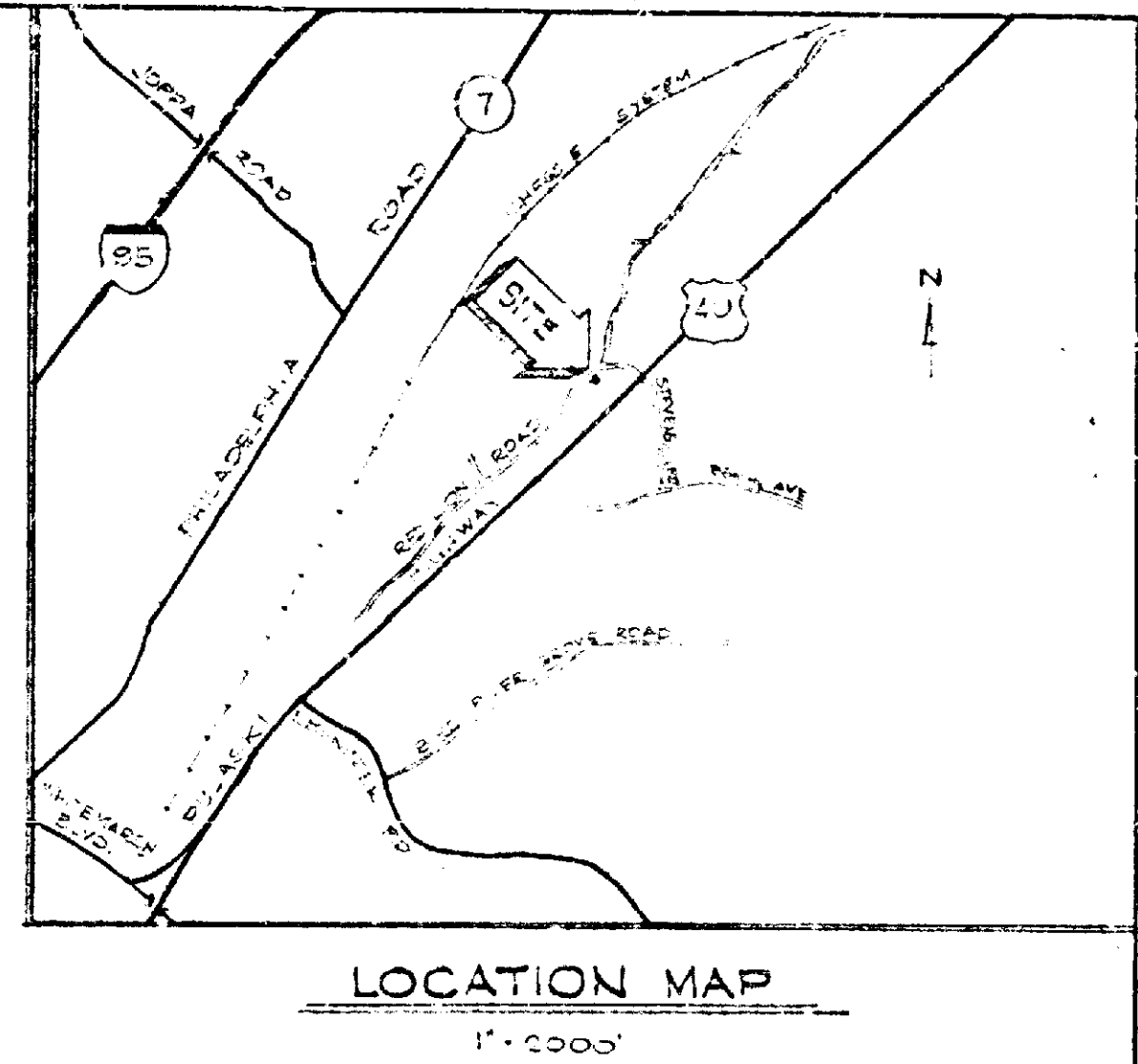
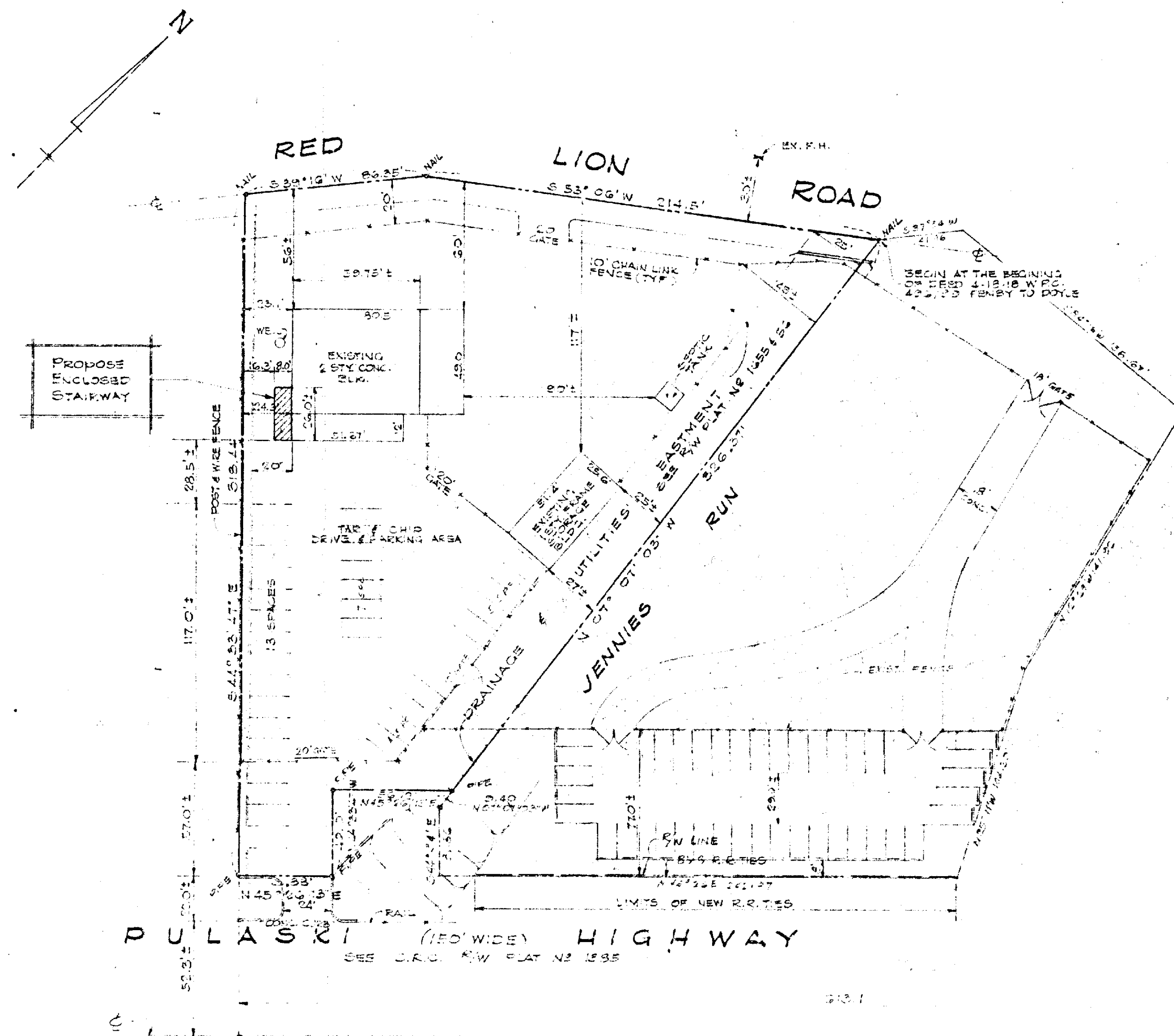
Received: \_\_\_\_\_ Check \_\_\_\_\_  
 \_\_\_\_\_ Cash \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_

William E. Hammond, Zoning Commissioner

Petitioner J. Vinton Schaefer & Sons, Inc. Submitted by Gr. 55 man

Petitioner's Attorney Leonard J. Grossman Reviewed by CAS

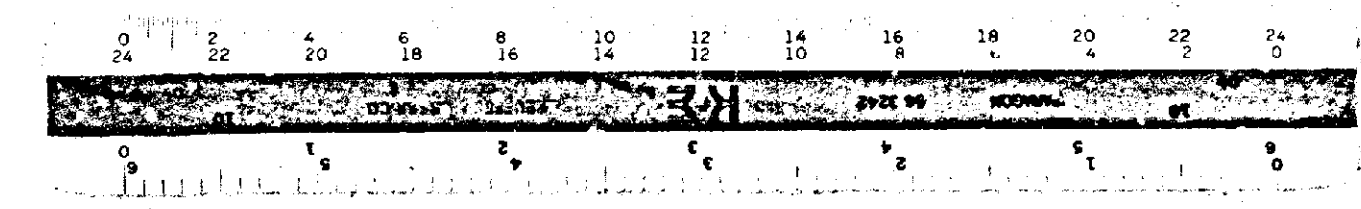
\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



ELECTION DISTRICT NO 11  
 ZONED - ML  
 PRESENT USE - OFFICE  
 PROPOSED USE - OFFICE  
 AREA:  
 FIRST FLOOR  
 EXIST. - APPROX. 4000 SQ. FT.  
 NEW - " 200 SQ. FT.  
 TOTAL 4200 SQ. FT.  
 SECOND FLOOR  
 NEW - APPROX. 3000 SQ. FT.  
 PARKING DATA:  
 1ST FL. - 1 SPACE, 300 SQ. FT. + 10 SPACES  
 2ND FL. - 1 SPACE 500 SQ. FT. + 5 SPACES  
 22 REQ'D.  
 PARKING PROVIDED - 22 (EXISTING)

**PLOT PLAN**  
 1" = 40'

PLOT PLAN TAKEN FROM SURVEY MADE BY  
 L. ALAN EVANS, CERTIFIED AND DATED 5-26-00



	J. VINTON SCHAFER & SONS, INC.	
	<b>CARROLL ENGINEERING INC.</b> 1800 N. CHARLES ST., BALTIMORE, MD. 21201 / (301) 752-3155	
DATE 7-10-00	DRAWN BY JVS	CHECKED BY JVS
REVISIONS NO. 1 DATE 7-10-00	NO. 2 DATE 7-10-00	NO. 3 DATE 7-10-00
REVISED PLANS NOV 21 2000 <b>PLOT PLAN</b> <i>J. Vinton Schaffer</i>		SCALE 1" = 40'



